

PB# 85-37

Eugene & Elaine Hecht

4-2-3.13

• Eugene & Elaine Hecht 85-37
• Site Plan
•

Approved 7/15/85
 maps signed 7/17/85
 filed 7/17/85 with T.C. office

TOWN OF NEW WINDSOR		General Receipt		6649	85-37
555 Union Avenue New Windsor, N. Y. 12550				June 20	19 85
Received of	Eugene Hecht & Elaine Hecht		25.00		
	Twenty Five and no/100				DOLLARS
For	application fee		PS-37		
DISTRIBUTION					
FUND	CODE	AMOUNT			
25.00	Check				
	711-11				
			By	Pauline J. Tamm Town Clerk	

TOWN OF NEW WINDSOR		General Receipt		6716	
555 Union Avenue New Windsor, N. Y. 12550				July 15	19 85
Received of	E Hecht		\$ 100.00		
	One Hundred and no/100				DOLLARS
For	Site Plan Fee - PS-37				
DISTRIBUTION					
FUND	CODE	AMOUNT			
Check	100.00				
	711-02				
			By	Pauline J. Tamm Town Clerk	
			Title		

1st meeting 6/20
2nd meeting 7/10/85 approved

E. HECHT
BUILDING FIRM
18 JNA LANE
NEW WINDSOR, NY 12550

1103

PAY TO THE
ORDER OF

7-10

1985

50 603 110 3

Town of New Windsor

\$ 2500

THANK

Key Bank of Southeastern New York N.A.
VAILS GATE OFFICE
RTE 32 VAILS GATE N.Y. 12584

DOLLARS

E. Hecht

RECEIVED BY TOWN OF NEW WINDSOR
JUL 10 1985

1103

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

(This is a two-sided form)

85-37

Date Received June 19, 1985
Meeting Date 6/26/85
Public Hearing _____
Action Date approved 7/10/85
Fees Paid \$110

APPLICATION FOR SITE PLAN APPROVAL

1. Name of Project Survey & Site Plan for Eugene & Elaine Hecht
2. Name of applicant Eugene & Elaine Hecht Phone 562-3488
Address 13 One Lane New Windsor N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record Eugene & Elaine Hecht Phone _____
Address 13 One Lane New Windsor N.Y. 562-3488
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Name of person preparing plan Patrick T. Kennedy, L.S. Phone 564-0906
Address 647 Little Britain Road New Windsor, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Location: On the Easterly side of N.Y.S. Rte 300 (aka Temple Hill Rd)
589' feet South (direction)
of Union Ave (Orange County Highway #69)
(Street)
7. Acreage of parcel 35,854 Sq-ft.
8. Zoning district P-I.
9. Tax map designation: Section 4 Block 2 Lot(s) 3.13
10. This application is for the use and construction of an Automotive
Paint Shop
11. Has the Zoning Board of Appeals granted any variance or special permit concerning this property? yes If so, list case No. and Name Use Variance Granted June 10, 1985
12. List all contiguous holdings in the same ownership None
Section _____ Block _____ Lot(s) _____

FOR OFFICE USE ONLY:

Schedule _____ Column _____ Number _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION, CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

_____ day of _____, 198____ Applicant's Signature _____

Notary Public

Title

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE }
STATE OF NEW YORK } SS.:

Eugene Hoch being duly sworn, deposes and says that he resides _____ in the

county of Orange (Owner's Address) and State of New York

and that he is (the owner in fee) of _____ of the _____ (Official Title)

Corporation which is the owner in fee) of the premises described in the foregoing application and that he has authorized _____ to make the foregoing application for special use approval as described herein.

Sworn before me this.

20th day of June, 1985

Eugene Hoch
(Owner's Signature)

Patricia Delio
Notary Public

PATRICIA DELIO
NOTARY PUBLIC, State of New York
No. 5970775
Qualified in Orange County
Commission Expires March 30, 1987.



STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION

JAMES L. LAROCCA
COMMISSIONER

112 Dickson Street
NEWBURGH, NEW YORK 12550

July 3, 1985

Planning Board
Town of New Windsor
Town Hall
Union Avenue
New Windsor, NY 12550

RE: Driveway Entrance
Eugene & Elaine Hecht
Route 300, S.H. 9457
Town of New Windsor

Dear Chairman:

We have reviewed this proposed project and have no objection.

The owner will need a Highway Work Permit before construction begins.

Very truly yours,

A handwritten signature in cursive script, appearing to read "D. Greene".

D. Greene
C.E. I, Permits

DG/dn

*received
Planning Board
7/8/85
ph.*

PLANNING BOARD

PLANNING BOARD ENGINEER REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
PAT KENNEDY for the building or ~~subdivision~~
of EUGENE & ELAINE HECHT (Auto-¹⁰⁰ ~~Smith~~) has been reviewed
by me and is approved X disapproved _____

If disapproved, please list reason.



PAUL V. CUOMO, P.E.

JULY 9, 1985

Date

SHORT ENVIRONMENTAL ASSESSMENT FORM

INSTRUCTIONS:

(a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.

(b) If any question has been answered Yes the project may be significant and a completed Environmental Assessment Form is necessary.

(c) If all questions have been answered No it is likely that this project is not significant.

(d) Environmental Assessment

1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land? ☐ Yes ☒ No
2. Will there be a major change to any unique or unusual land form found on the site? ☐ Yes ☒ No
3. Will project alter or have a large effect on an existing body of water? ☐ Yes ☒ No
4. Will project have a potentially large impact on groundwater quality? ☐ Yes ☒ No
5. Will project significantly effect drainage flow on adjacent sites? ☐ Yes ☒ No
6. Will project affect any threatened or endangered plant or animal species? ☐ Yes ☒ No
7. Will project result in a major adverse effect on air quality? ☐ Yes ☒ No
8. Will project have a major effect on visual character of the community or scenic views or vistas known to be important to the community? . . . ☐ Yes ☒ No
9. Will project adversely impact any site or structure of historic, pre-historic, or paleontological importance or any site designated as a critical environmental area by a local agency? . . . ☐ Yes ☒ No
10. Will project have a major effect on existing or future recreational opportunities? . . . ☐ Yes ☒ No
11. Will project result in major traffic problems or cause a major effect to existing transportation systems? ☐ Yes ☒ No
12. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? . ☐ Yes ☒ No
13. Will project have any impact on public health or safety? ☐ Yes ☒ No
14. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? . . ☐ Yes ☒ No
15. Is there public controversy concerning the project? ☐ Yes ☒ No

PREPARER'S SIGNATURE:

TITLE:

REPRESENTING:

DATE:

7/1/78

June 10, 1985

PRELIMINARY MEETING:

WINDSOR PARK ASSOCIATES - Request for construction of 39 townhouse units in an R-5 zone, located on Route 94. Area is zoned for multi-family use. Area variances required only. Mr. Don Fullam of D. F. Fullam Associates, professional engineers was present, representing applicant. Water and sewer are also available (Sewer District #9). Owners of the parcel are Berek Blumenfeld and David Rosen of Brooklyn, New York.

Mr. Fullam presented to the ZBA members a site plan. Variances requested are as follows:

- (1) Rear yard of 70 ft.
- (2) Lot area of 4,800 sq. ft.
- (3) Side yard of 25 ft. (last unit in row only)

Mr. Fullam stated that the parcel is presently occupied by a barn which will be removed and 39 units will be constructed. According to the local law, 48 units would be allowed - 7,000 sq. ft. per unit, 6 units per acre.

Attorney Krieger informed the board that the use is permitted, however, he is troubled by the fact that the notice of disapproval does not state what, specifically, the applicant is seeking from this Board. It was further stated by Mr. Krieger that until this Board has a relevant denial, it is powerless to do anything. Mr. Krieger then suggested that the applicant seek preliminary approval of the site plan before the Planning Board.

* * * *

PRELIMINARY MEETING:

GEORGE AND FRANCES WONTZ - Request for (1) 6 ft. sideyard variance and (2) lot area of 7,500 sq ft. for construction of a 50' x 150' frame dwelling in an R-4 zone to be located on Walnut Avenue in Beaver Dam Lake.

Applicant WONTZ was present and furnished the ZBA with plans for the construction of the dwelling. She was somewhat confused, however, and believed that no variances would be required since he claimed to have a non-conforming lot which was purchased prior to zoning.

Mr. Krieger offered to contact Mrs. Wontz's attorney to clarify the matter.

In the meantime, motion was made by John Pagano, seconded by Vincent Bivona, to schedule a public hearing upon the return of the completed paperwork. ROLL CALL: 6-0.

* * *

PUBLIC HEARING in the matter of the Application of EUGENE HECHT and his request for special permission of the ZBA to construct an automobile paint shop in a PI zone located on Temple Hill Road, adjacent to Automotive Brake.

Mr. Hecht presented the following documents:

1. Application;
2. Affidavit of publication in The Sentinel;
3. List from Town Assessor's office containing 23 names and addresses from adjacent property owners;
4. 20 (1 uncl.) return receipts from adjacent property owners;
5. Copy of contract of sale.
6. Fee in the sum of \$50.00.

Hearing no objections, the ZBA received and filed correspondence from Orange County Planning Dept. dated 5/24/85, stating no objection to the application before the Board.

Also, correspondence received from New Windsor Bureau of Fire Prevention dated 5/30/85, stating no objection to application.

Mr. Hecht stated that the hours of operation would be 8 a.m. to 6 p.m. during week and 8 a.m. to 12 noon on Saturday. No outside storage of vehicles is anticipated.

There was one spectator in the audience present for this public hearing. He did not oppose the application.

Public hearing was recorded on Tape #143 on file in Secretary's office.

After the close of the public hearing, motion was made by Joseph Skopin, seconded by Vincent Bivona, to grant a special permit to applicant subject to site plan approval by the Planning Board.
ROLL CALL: 6-0.

* * *

PUBLIC HEARING in the matter of the application of RON AND JANE HARSCH, Pine Drive, New Windsor and their request for 15 ft. frontyard variance for construction of residential addition. Property is located in Lacey Field.

Applicant presented the following documentation:

- (1) Application;
- (2) Affidavit of publication in The Sentinel;
- (3) List from Town Assessor's office containing 57 names and addresses of adjacent property owners;
- (4) 53 return receipts from adjacent property owners;
- (5) Fee in the sum of \$25.00.
- (6) Photographs of premises.

Applicants stated that their residential dwelling is insufficient for their present needs and that an addition is essential.

There were no spectators present for public hearing.

Public hearing was recorded on Tape #143 on file in Secretary's office.

INTER-OFFICE CORRESPONDENCE

TO: New Windsor Planning Board
FROM: Town Fire Inspector
DATE: 10 July 1985
SUBJECT: Review of Site Plans

I have reviewed the following site plans and find them to be acceptable.

Van's Carpet Ranch
Eugene Hecht & Elaine Hecht
P & P Quick Copy Center
Robert Lorenzen & Betty Lorenzen
Exurban Realty
Gittlitz & Schroeder

Thank you for your time.

Respectfully,



Robert F. Rodgers

Tax Map Data:

Section : 4
Block : 2
Lot : 3.13

N/F Fischer
L. 2098, P. 813

527°26'07"E

138.67'

Area: 35,854 S.F.

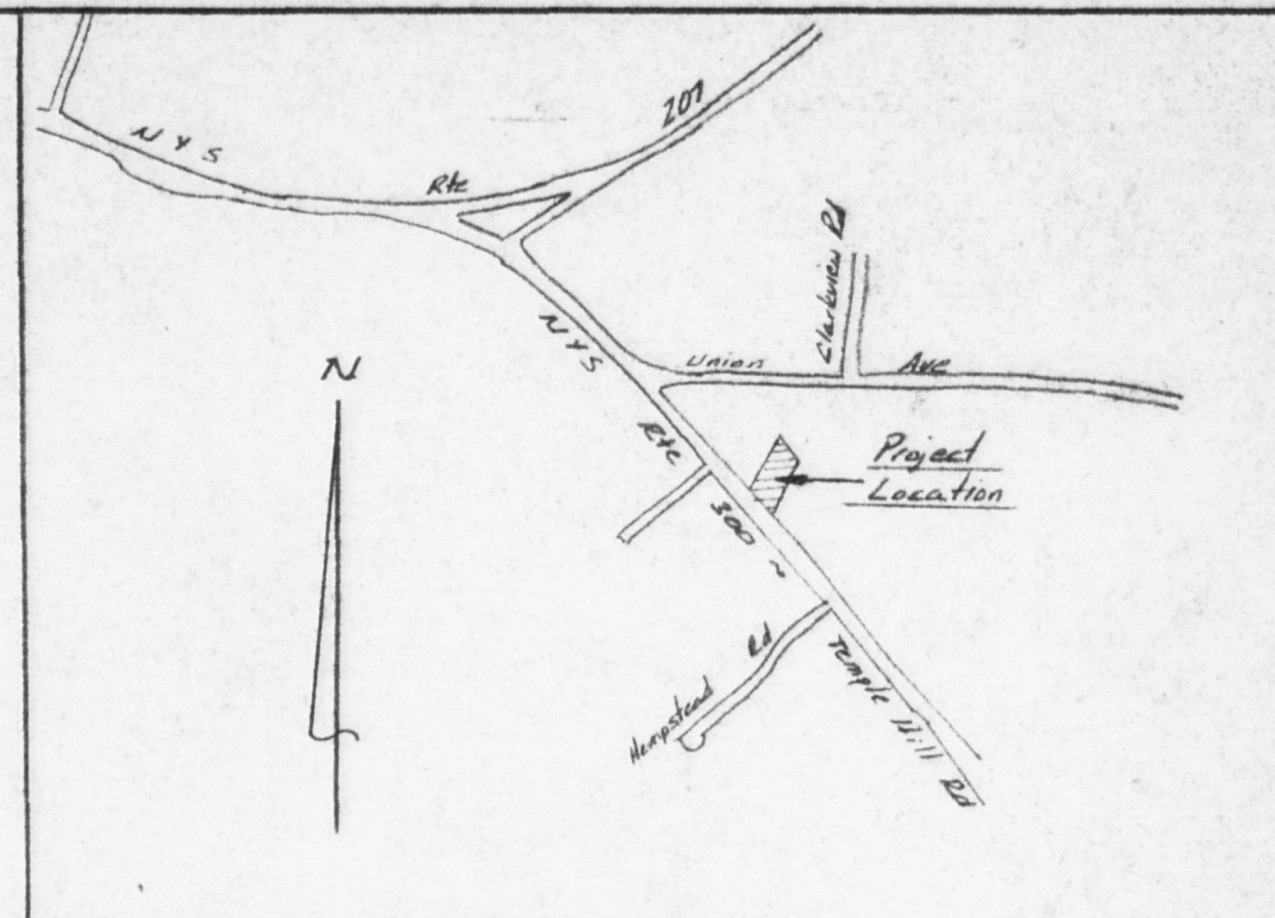
N 40°28'35"E

N/F Clegg
L. 1827, P. 3

Proposed
Automotive
Refinish Shop

employee Parking Area
6 Spaces

N/F Automotive Brake Co. of Newburgh Inc.
L. 1934, P. 291



Location Map

Zoning District - P. I.: Planned Industrial

Minimums Required	Provided
Lot Area: 40,000 S.F.	35,854 S.F.
Lot Width: 150'	143'
Front Yard: 50'	55'
Side Yard: 15'/40'	33'/73'
Rear Yard: 20'	68.2'

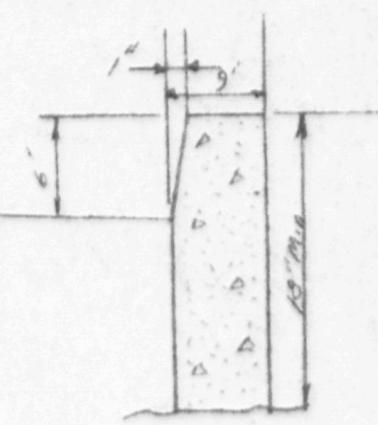
Parking Requirements

Automotive repair garage
4 Spaces for each work Bay Plus
1 space for each 300 S.F. of additional
Floor area
Spaces required: 2 Bays @ 4 ea. = 8
3000 S.F. @ 1/300 = 10

Spaces provided: 18 exterior parking spaces
Plus interior storage for 10 cars

Site Plan APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON 7-10-85
BY Henry Scheible

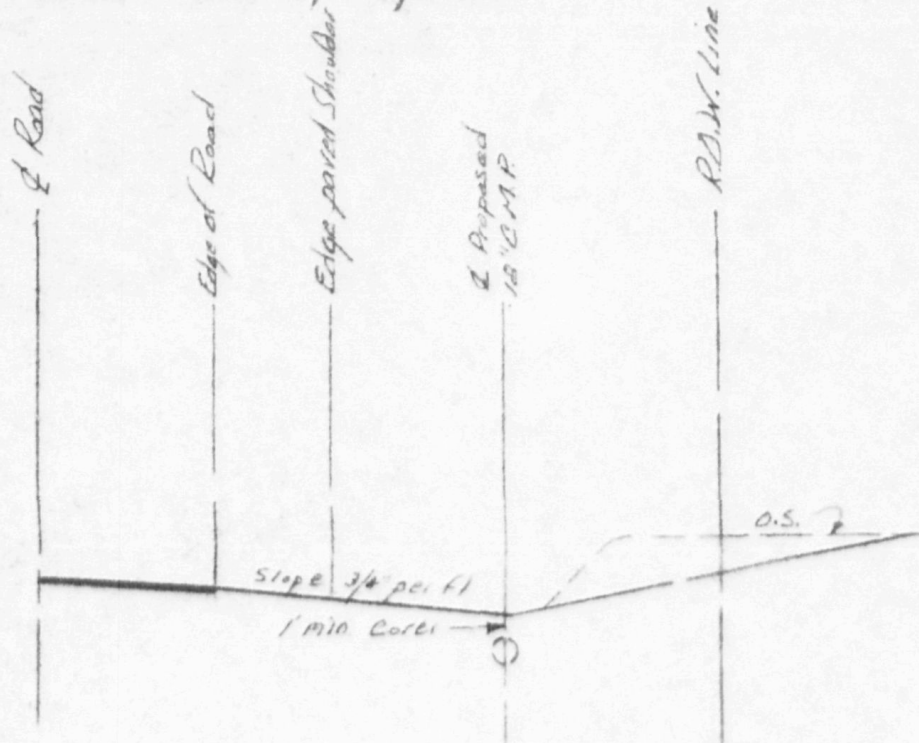
HENRY F. SCHEIBLE
SECRETARY



Curb Detail
Scale: None

Deed Reference:

Liber 2055, Page 245



Proposed Driveway Profile
Scale: 1" = 10'

To Eugene Hecht, Elaine Hecht,
Key Bank of South Eastern New York, N.A.,
Kai-Yin Abstract Corp. and
Commonwealth Land Title Insurance
Co. certified to be a correct and
accurate survey.

May 1, 1985

To NYS Rte 207

New York State Route 300 ~ Temple Hill Road

To Vails Gate



Patrick T. Kennedy L.S.		
5 Riverview Ave. New Windsor, New York 12550		
SCALE: 1" = 20'	APPROVED BY:	DRAWN BY:
DATE: May 1, 1985		
Survey & Site Plan for Eugene Hecht & Elaine Hecht		REVIS: June 19, 1985 July 2, 1985
Town of New Windsor Orange County, New York		DRAWING NUMBER BS-300